

WELLESLEY PLANNING BOARD
NOTICE OF ZONING PUBLIC HEARING
FALL SPECIAL TOWN MEETING

MONDAY, OCTOBER 2, 2023, 6:30 PM
REMOTE MEETING

<https://www.wellesleymedia.org/live-streaming.html>

The online meeting will also be streaming live and will be telecast live on Comcast channel 8 and Verizon channel 40. The meeting will also be recorded and available for later viewing on Wellesley Media.

If you would like to participate on this topic, an agenda will be posted prior to the meeting with the remote information. Please reach out to planning@wellesleyma.gov for more information.

In accordance with M.G.L., Chapter 40A, Section 5, and Section 6.4 of the Zoning Bylaws of the Town of Wellesley, Massachusetts, notice is hereby provided that the Planning Board will hold a public hearing to begin at 6:30 p.m. on Monday, October 2, 2023, on the following proposed amendments to the Zoning Bylaw to be considered at the 2023 Fall Special Town Meeting:

1. Amend Section 2.7 EDUCATIONAL DISTRICTS to add a provision in Paragraph A. 1. Permitted Uses, to read as follows:

g. Assisted Elderly Housing, Independent Elderly Housing, Nursing Home and Skilled Nursing Facility and related services, so long as such uses existed in buildings or facilities prior to March 1, 2023

2. Amend Section 5.7 INCLUSIONARY ZONING by amending 5.7.B Applicability and 5.7.C Requirements.

1. Amending Section 5.7.B Applicability by amending the trigger for review from a Project of Significant Impact to Site Plan Review and by adding two new districts which the provision shall apply: Residential Incentive Overlay District and Lower Falls Village Commercial Districts. As a result, Section 5.7. will read as follows:

B. Applicability

The provisions of this section shall apply to all projects requiring approval as Site Plan Review under Section 5.6 in Business Districts, Business Districts A, Industrial Districts, Industrial Districts A, Wellesley Square Commercial District, Residential Incentive Overlay Districts, Lower Falls Village Commercial District and to subdivisions on sites having a development potential under current zoning of five or more lots for One-Unit Dwellings. The provisions of this section shall not apply to any project undertaken by the Town for any municipal purposes.

2. Amending Section 5.7.C Requirements 2. to allow for a mix of affordability by striking the existing 2. in its entirety and replacing, and by striking the words “both of the” in the final paragraph in the section so the remaining section reads as follows:

2. No less than .20 of all residential units shall be Affordable Units, comprised of the following affordability mix:

- (a) .15 shall be made available to individuals or households whose annual income is at or below eighty percent (80%) of the area-wide median income ("AMI" as determined by the United States Department of Housing and Urban Development ("HUD"), adjusted for household size, with income computed using HUD's rules for attribution of income to assets; and
- (b) .05 shall be made available to individuals or households whose annual income is at or below between eighty-one percent (81%) and one hundred forty percent (140%) of the AMI, at the Town's discretion.

3. Amend Section 5.9 LARGE HOUSE REVIEW to exempt attached Accessory Dwelling Units from the provisions of Large House Review. As a result Section 5.9.C paragraph four will read as follows:

Notwithstanding the foregoing, the following are exempt from Planning Board review:

- 1. Changes to the non-conforming One-Unit Dwellings which are subject to a Finding in accordance with Section 6 of Chapter 40A M.G.L. and Section 5.1 of this Zoning Bylaw;
- 2. The reconstruction of pre-existing, non-conforming buildings, damaged or destroyed by accidental cause, including fire, or otherwise damaged or destroyed without the consent of the owner, in accordance with Section 5.1.C.; and
- 3. The completion or finishing of attics in existing structures where there are no exterior alterations or changes; and
- 4. The construction of an attached Accessory Dwelling Unit.

Eric Arbeene
Planning Director
(WT-9/14 & 9/21)